

TORREY PINES CARE CENTER

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MASTER PLAN

1.0 Overview

1.1 Purpose

The purpose of the Development Standards and Guidelines for this PD plan is to provide the parameters of development for the Torrey Pines Care Center, located on the southeast corner of Oakey Boulevard and Torrey Pines Drive. These parameters will be based on the City of Las Vegas MD-2 (major medical designation) within a PD zone or Planned Development District.

2.0 PD District

2.1 Intent of PD District

The intent of the Planned Development District (PD) is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals: (Bold relating directly to project site)

- 1. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.**
2. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
3. Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.
- 4. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.**
5. Providing for the redevelopment of areas where depreciation of any type has occurred.
6. Providing for the revitalization of designated areas.
- 7. Promoting or allowing development to occur in accordance with a uniform set of standards which reflect the specific circumstances of the site.**
8. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic

and public service demands that exceed the capacity of existing or planned facilities.

9. Encouraging area-sensitive site planning and design.

10. Contributing to the health, safety and general welfare of the community and providing development which is compatible with the City's goals and objectives.

2.2 Minimum site Area

The minimum site area for a Planned Development District is five acres, except that the City Council may waive this requirement when proper planning justification is shown. The boundary of the Torrey Pines Care Center, as taken from the center line of Oakey Boulevard and Torrey Pines Drive is 5.0 acres.



3.0 MD-2 Major Medical Designation

3.1 Existing MD-2 Description

The following description and guidelines are based on the Las Vegas Medical District Major Medical (MD-2) Land Use Designation (see map 1).

3.2 Torrey Pines Care Center Site Boundary

The Torrey Pines Care Center site, for which these guidelines are written, is bounded by single family residential lots to the south (545' ± south of Oakey Boulevard), Torrey Pines Drive on the west, Oakey Boulevard on the north, Verde Cirado Avenue and 2 single family residential lots on the east and is 5.0 acres in size. It is more particularly described as follows:

That portion of the Northwest Quarter (NW 1.4) of the Southeast Quarter (SE 1.4) of Section 2, Township 21 South, Range 60 East, M.D.B. & M. more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter (NW 1.4) of the Southeast Quarter (SE 1.4) of said Section 2 said point being the true point of beginning; thence North 89° 19' 24" East along the North line thereof a distance of 400.29 feet; South 89° 19' 24" West a distance of 400.29 feet to a point on the West line of the aforementioned Northwest Quarter (NW 1.4) of the Southeast Quarter (SE 1.4) of

Section 2; thence North 02° 52' 03" West along said West line a distance of 544.90 feet to the true point of beginning.

3.3 Definition of MD-2 Major Medical Designation

The Major Medical (MD-2) designation is designed to be compatible with major medical facilities and other health related services.

3.4 Permitted Uses

Permitted uses for the MD-2 district at this particular site are as follows:

- Professional and Health Services
 - Offices and Clinics of the Medical Doctors
 - Offices and Clinics of Osteopathic Physicians
 - Offices and Clinics of Health Practitioners
 - Skilled Nursing Facilities
 - General Medical and Surgical
 - Specialty Hospitals
 - Medical Labs
 - Home Healthcare Services

3.5 Hospital Definition

The "Hospital" use for this particular site is defined and described as follows:

The "Hospital" portion provides care for patients care for patients with a compromise in pulmonary of lung health status. These types of patients often need long term care, which in many cases requires ventilators.

The "hospital" portion provides care for patients with a compromise in pulmonary or lung health status. These types of patients often need long term care, which in many cases requires ventilators.

This "hospital" portion does not provide operating room(s), emergency room(s), or obstetrics.

The "hospital" does provide acute care for residents of the nursing home and for outside patients needing this level of care without the cost of a full service hospital.



4 .0 Site Design Criteria

4.1 Building Setbacks

- 1. Front Yard: Building setback (front being adjacent to Oakey Boulevard) shall be 50 feet from the south side of Oakey Boulevard right-of-way. It is not from center line of street.
- 2. Side Yard: Building setback (sides being adjacent to Verde Cirado Avenue and Torrey Pines Drive) shall be 25 feet from property line, and from west side of Torrey Pines Drive right-of-way. It is not from center line of street.
- 3. Rear Yard: Building setback (rear being adjacent to residential) shall be 35 feet from property line.

4.2 Setback Exceptions

The following improvements are permitted within such yards as indicated:

- 1. Underground utilities
- 2. Roof Overhangs
- 3. Steps and sidewalks
- 4. Landscaping and related irrigation
- 5. Planter and related irrigation with a max. height of planters to be 3 feet
- 6. Driveways and curb cuts
- 7. Paved parking shall be within five feet of property lines and right-of-way lines.

4.3 Service and Loading Areas

Where practical, service and loading areas' yards shall be screened from adjacent residential lots.

4.4 Parking, Driveways and Circulation

- 1. Parking required for the Nursing Home:
One space for each six beds, plus one space for each employee on the largest shift, plus three spaces for doctors.

115 beds / 1 space per 6 beds	=	20 spaces
30 employees (largest shift) / 1 space per employee	=	30 spaces
3 doctors	=	3 spaces

Total required parking spaces for the Nursing Home	=	53 spaces
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- 2. Parking required for the Hospital:

Due to the definition of the Hospital for this site and its use/parameters, one space for each six beds (same as Nursing Home requirement)

30 beds / 1 spaces per 6 beds

= 5 spaces

Total required parking spaces for the "Hospital" = 5 spaces

- 3. Parking Total Required

The parking total required is 58 spaces. Parking provided is 87 spaces. The only deviation of the City of Las Vegas parking requirements for this building type is for the "Hospital". Because of the limited facilities and purpose of this "Hospital" it actually acts as an extension of the Nursing Home, providing a higher level of services for acute care residences.

- 4. Handicap Parking

The National Standard states that 4 handicap spaces are required based on our total number of provided spaces. The City of Las Vegas requires 2.5 times that or 10 handicap spaces for MD-2 designation. Due to our specific use and specific designation for the Hospital, we have a total of 6 and of these 6 provided, 2 are van accessible. A covered main entrance drop off is also provided.



5. Driveways/Ingress, Egress

The existing curb cuts / driveways off of Torrey Pines Drive are to remain and be utilized. One 24 foot wide curb cut off of Oakey Boulevard is to be added.

6. Site Circulation

On site circulation is via 24 foot wide drive isles, for two way traffic flow.

4.5 Signage

1. Temporary Signage:

Temporary construction signs naming Builder, Architect, etc. are allowed subject to the time limits of constructions and shall not exceed 16 square feet.

2. Site Signage:

Monument signage naming the Project, Owner and address shall be a maximum of 7' high. There will be two such signs, one at the northwest corner of the site, and one in front of the main covered entry. The width is to be appropriate for its location.

4.6 Landscaping

1. All landscaping shall be in accordance with the requirements of Title 19A

2. Overall landscape concept: to preserve as much of the existing mature landscape as is possible.

3. The existing courtyard, walkways and turf are to remain on the east side of the building. These trees are healthy and mature with one in particular having a 4 1/2 foot diameter trunk.

4. Three existing trees at the corner of Torrey Pines and Oakey are to remain, as are the trees on each side of the existing curb cuts on Torrey Pines.

5. Two trees at the southwest portion of the site are to remain. To facilitate this, the parking is to be/has been designed around it.

6. Landscaping along the south edge of the property, adjacent to the single story homes shall be of the same style and idea as the existing courtyard, providing a pleasant visual effect between the two buildings.

7. The landscape areas between sidewalk and parking are to provide a partial visual screen to the project.

8. The balance of the landscape areas is to be compatible with the existing landscaping.

4.7 Fences and Walls

1. All fences and walls shall be in accordance with Title 19A and the Landscape, Wall & Buffer Guidelines.

4.8 Streetscape

1. Sidewalks are to be provided, repaired or replaced along all street frontages.

2. Site benches may be provided within easy access of the building for residences. Site benches will not be provided for the public or public use, i.e., at sidewalks adjacent to streets.

3. Existing street lights, 3 along Oakey Boulevard and 3 along Torrey Pines are to remain.







4. Street light to be placed at Verde Cirado knuckle

a ballast system and/or to match the existing.

5.0 Architectural Design Criteria

5.1 Purpose

The design objective of the architectural criteria is to establish the parameters and theme for keeping this project in harmony with the adjacent residences.

5.2 Style

The architectural character of the Torrey Pines Care Center is intended to present an image compatible with the adjacent residential districts.

5.3 Building Height

The building height shall be limited to one story, with a ridge height not to exceed 25 feet above the first finish floor.

5.4 Mechanical Equipment Screening

Exterior components, whether roof or ground mounted, shall be screened on all sides by a screen wall or parapet wall, that shall be aesthetically compatible with the architectural design of the building, and shall not be constructed of lath or chain link fencing. Monolithic screens are required versus several small individual screens.

5.5 Building Materials and Finishes

1. Exterior Walls: Exterior walls shall be of cement plaster finish over proper backing on either metal or wood studs. The base covering of the exterior walls is to be tile over thinset.
2. Glazing: Glazing is to be clear or tinted in aluminum frames.
3. Roofing: Roofing for the new construction is to be residential style tile. Roofing for the existing building is to

5.6 Exterior Lighting

1. The design objective for the lighting criteria is to provide safe, functional lighting in an aesthetically pleasing manner.
2. Area illumination is to be provided for entry areas, employee break areas and other people-gathering places.
3. Service area lighting shall be contained within the service yard boundaries.
4. Landscape lighting shall be integrated into the overall project lighting design.

5.7 Exterior Colors

The intent of the exterior colors is to create a desert responsive color palette which is considerate of the adjacent residential areas.



